

Strata Plan 12613
4/1 Fox Street
DANDENONG VIC 3175

DBK Insurance Solutions Pty Ltd
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Co-Client Tax Invoice Renewal

This document will be a tax invoice for GST when payment is made in full

Invoice Date:	17/01/2023	Total Amount Due:	\$919.41
Invoice No:	7010252-01	Payment Due:	20/01/2023
Insured Name:	Strata Plan 12613		
Policy Type:	Residential Strata	Premium:	\$594.03
Policy No:	HS0006059094	Emergency/Fire Serv Levies:	\$81.02
Period:	From 20/01/2023 to 20/01/2024	Stamp Duty:	\$66.84
Insurer:	CHUISAVER Underwriting Agency Pty Ltd ABN: 85 613 645 239	Insurer Admin Fee:	\$45.00
		Adviser & Compliance Fee:	\$55.00
		Total GST:	\$77.52
		Total Amount Due:	\$919.41

Notes: Thank you for choosing DBK Insurance Solutions Pty Ltd to take care of your insurance needs. We ask that you carefully read through your invoice, schedule and important information on page 2.

Residential Strata Insurance Units 1 & 2
488 Danes Street, Lavington

Authorised Representative of Resilium Insurance Broking Pty Ltd | ABN 92 169 975 973 | AFSL 460382



How To Pay

Invoice No: 7010252-01
Client: Strata Plan 12613

Due Date: 20/01/2023
Total Amount: \$919.41



Biller Code: 20362
Ref: 40367534330

Contact your participating Financial institution to make a payment from your cheque or savings account.



Pay by credit card
<http://payonce.deft.com.au> or 1800 672 162
Credit card payments attract a surcharge.
Credit card reference: **40367534330**



*498 403675 34330

**Thank you for choosing DBK
Insurance Solutions Pty Ltd.**

For more information about how to pay, please see the second page of this notice.

Important Information

We subscribe to and are bound by the insurance Brokers Code of Practice, a full copy of which is available from National Insurance brokers Association (NIBA) website, www.niba.com.au

YOUR DUTY OF DISCLOSURE

(non-consumer insurance contracts only)

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, that may affect the insurer's decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary, or reinstate an insurance contract. You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- the insurer knows, or should know; or
- the insurer waives your duty to tell them about.

If you do not tell the insurer something:

If you do not tell the insurer anything you are required to, they may cancel your contract, or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the insurer is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

DUTY TO NOT MAKE A MISREPRESENTATION (consumer insurance contracts only)

You have a duty under the Insurance Contracts Act 1984 (ICA) to take reasonable care not to make a misrepresentation to the insurer (your duty). Your duty applies only in respect of a policy that is a consumer insurance contract, which is a term defined in the ICA. Your duty applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy. Before you do any of these things, you may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete. If you fail to meet your duty, the insurer may be able to cancel your contract, or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

UNDER INSURANCE

Your contract of insurance may contain an average or under insurance provision. This means that if you under insure, you will have to bear part of any loss yourself.

SUBROGATION AND/OR HOLD HARMLESS AGREEMENTS

You can prejudice your rights to claim under your insurance if you make any agreement with a third party that will prevent or limit the Insurer from recovering the loss from that party (or another party who would otherwise be liable). This can occur when you sign a contract containing an indemnity clause, "hold harmless" clause or a release – unless you obtain the Insurer's consent in advance. These agreements are often found in leases, in property management contracts, in maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts

INSURING THE INTEREST OF OTHER PARTIES

If you require another party to be covered by your policy, you must request this in advance. Most policy conditions will not provide indemnity to other parties (e.g. mortgagees, lessors, principals etc.) unless their interest is noted on the policy.

CLAIMS MADE POLICIES

Some policies (for example, professional indemnity insurance) are "claims made" policies. This means that claims that are first advised to you (or made against you) and reported to your insurer during the period that the policy is current are insured under that policy, irrespective of when the incident causing the claim occurred (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim and notify the insurer during the period that the policy is current, a claim later arising out of those circumstances should also be covered by the policy that is current at the time of the notification, regardless of when the claim is actually made or when the incident causing the claim occurred. In order to ensure that your entitlement to claim under the policy is protected, you must report all incidents that may give rise to a claim against you to the Insurers without delay after they come to your attention and before the policy expires.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer may be able to cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

CANCELLATION OF YOUR POLICY & SMALL OVERPAYMENTS

If there is a refund or reduction of your premium due to cancellation or alteration to a policy or based on a term of your policy (i.e. premium adjustment provision), we may retain any adviser or compliance fee we have charged you. We will retain commission depending on our arrangements with the insurer or charge you a cancellation fee equal to the reduction in commission. EFT Refunds will not incur processing fees, however, refunds paid via cheque incur a \$55 fee. Account overpayments or small policy credits less than \$15 will be written off if we are unable to contact you for bank account details. Amounts \$2 or less are automatically written off.

NON-PAYMENT - Annual Payments

If this invoice is unpaid after 30 days, we will advise the insurer that the policy is unpaid. The insurer may cancel the policy and/or pursue payment from you.

NON-PAYMENT – By Instalments

If you are paying the premium for this policy by instalments then, if an instalment of the premium remains unpaid for a period of at least:

1. 14 days, your insurer may refuse to pay a claim; or
2. one month, your insurer may cancel this policy.

Your insurer reserves the right to cancel any direct debit arrangement between you if one or more debits are returned unpaid by your financial institution.

PRIVACY

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our [Privacy Statement](#).

We recommend the policy because it is appropriate for your needs, personal circumstances and situation. We will receive the following for arranging your insurance (All figures below are inclusive of GST):

	Authorised Representative	Resilium Insurance Broking	Total
Commission (paid by the insurer)	\$222.17	\$39.20	\$261.37
Fees	\$97.90	\$23.10	\$121.00
Total	\$320.07	\$62.30	\$382.37



Internet

Pay over the Internet from your credit card at <https://payonce.deft.com.au/>

Resilium Insurance Broking accepts Mastercard, Visa, American Express & Diners Club Cards.

Payments by credit card attract a surcharge.



Contact your participating Financial institution to make a payment from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.



Telephone

Pay by phone from your credit card. Call **1800 672 162** to make a payment.

Resilium Insurance Broking accepts Mastercard, Visa, American Express & Diners Club Cards.

The phone payment line is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).

Payments by credit card attract a surcharge



In Person

Payments can be made at any Post Office by cheque or EFTPOS.

Please present this page intact at any Post Office in Australia. Payments may be made by, cheque or EFTPOS.

Please make cheques payable to **'Resilium Insurance Broking Pty Ltd'**.

Schedule of Insurance

Policy Number	HS0006059094
Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
The Insured	THE OWNERS - STRATA PLAN 12613
Situation	488 DANES STREET LAVINGTON NSW 2641
Policy Period	20/01/2023 to 20/01/2024 at 4:000pm

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	\$639,167
	Common Area Contents	\$0
	Loss of Rent & Temporary Accommodation (total payable)	\$95,875
	Optional Benefit Lot/Unit Wall Coverings	Selected
Section 2	Liability to Others	\$20,000,000
Section 3	Voluntary Workers	
	Death	\$100,000
	Total Disablement	\$1,000/week
Section 4	Workers Compensation	Not Available
Section 5	Fidelity Guarantee	Not Selected
Section 6	Office Bearers' Legal Liability	Not Selected
Section 7	Machinery Breakdown	Not Selected
Section 8	Catastrophe Insurance	Not Selected
Section 9	Government Audit Costs and Legal Expenses	
	Government Audit Costs	\$25,000
	Appeal Expenses – common property health & safety breaches	\$100,000
	Legal Defence Expenses	\$50,000
Section 10	Lot Owners' Fixtures and Improvements (per lot)	\$250,000

Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Car park liability	Selected
Hiring out of sporting and recreational facilities	Selected
Wheelchairs, garden equipment, other vehicles	Selected
Court appearance	Selected

Excesses

		Amount
Section 1	Insured Property	\$1,000
	Water Damage	\$2,500
Section 2	Liability to Others	\$1,000

Other excesses payable are shown in the Policy Wording.

Refer to **Important Information** for Duty of Disclosure and Excess descriptions. Please refer to Product Disclosure Statement and Policy Wording.

Refer to Important Information below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording for further terms and conditions that apply.

Important Information

Confirmation of cover

The cover provided by this schedule forms part of your contract of insurance and is in force for the Period of Insurance shown. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS.

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

1. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes used to hold or carry water;
2. Rainwater
3. Flood

The Excess payable will be shown on the Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Uninsured Risks Checklist

Risks may be uninsured for a number of reasons, including:

- **Under insurance:** If your sums insured or declared insurable values are inadequate and the policy contains a co-insurance or average clause, you may not receive the full amount of the loss.
- **Inadequate loss limits:** If the sum insured is less than the amount of your exposure, any loss in excess of the sum insured will not be insured.
- **No Insurance:** If you elect not to insure a particular risk, you must bear all losses yourself.
- **An Excess under a policy:** You must bear the first part of the loss up to the amount of the excess.
- **Excluded perils:** Some policies exclude perils, example - flood, storm surge and subsidence. You will not be insured for an excluded peril unless you ask for the cover.

We have indicated below a number of risks we believe may be important for you to consider. This list does not include all the policies available in the various insurance markets and is only intended to provide a summary of covers to assist in your assessment of whether such insurance protection may be needed.

Please note: This list includes covers that you may have already purchased.

- **Cyber Insurance:** First Party Costs - reimburses the Insured for the costs they would incur to respond to a breach, such as IT Forensic Costs, Credit Monitoring Costs, Public Relations Expenses and Cyber Extortion Costs (including ransom payments to hackers). Third Party Claims - covers the Insured's liability to third parties from a failure to keep data secure, such as claims for compensation by third parties, investigations, defence costs and fines and penalties from breaching the Privacy Act.
- **Management Liability:** This policy incorporates - Directors & Officers Liability, Statutory Liability, Crime cover, Employment Practices and Tax Audit expenses.
- **Business Interruption:** The Business Interruption policy covers the insurable profits that would have been earned if the business was operating as usual. It is designed to put a business in the same financial position that it would have been in if no loss had occurred.
- **Flood:** 'Flood' means the covering of normally dry land by water that has escaped or been released from the normal confines of any of any lake, river, creek or other natural watercourse, whether or not altered or modified; or any reservoir, canal or dam.

Property/Asset Protection

- Burglary/Theft
- Business Interruption
- Business Package
- Commercial Strata
- Contractors Plant & Equipment
- Fidelity Guarantee / Employee Fraud
- Fire & Perils / Industrial Special Risks
- Flood
- General Property
- Glass Breakage / Signs
- Money

Construction

- Advanced Profits
- Construction Risks and Liability
- Contract Works

Liability

- Association Liability
- Cyber Liability
- Contractual Liability
- Drone Liability
- Directors & Officers Liability
- Employment Practices Liability
- Environmental Impairment Liability
- Libel & Slander / Defamation
- Management Liability
- Public and Products Liability
- Product Performance Guarantee
- Product Recall
- Professional Indemnity
- Statutory Liability
- Taxation & Audit Expenses
- Trade Credit

Marine

- Carriers Liability
- Charters Legal Liability
- Marine Hull
- Marine Inland Transit
- Marine Overseas Transit
- Marine Liability

Machinery & Electronic Equipment

- Boiler & Pressure Vessel Explosion
- Computer Breakdown & Business Interruption
- Cyber Protection
- Electronic Equipment / Breakdown
- Machinery Breakdown & Business Interruption

Commercial Motor

- Heavy Motor / Machinery
- Motor Vehicle - CTP
- Motor Vehicle
- Motor Vehicle downtime

Personnel

- Corporate Travel
- Group Personal Accident
- Individual Personal Accident
- Key Person Cover
- Workers Compensation

Domestic

- Home
- Contents
- Landlords
- Strata
- Motor
- Caravan / Trailer

Not all these covers may apply to your circumstances. However, as your needs and circumstances can change, we suggest that this list be reviewed regularly to ensure that your current insurance program is still satisfactory in meeting your needs.